

JUL 23 12 24 PM '04

BK 477 PG 699
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned BRYAN C. BRISTER and MARY P. BRISTER, as TRUSTEES of the BRYAN C. BRISTER LIVING TRUST DATED MAY 20, 2003, and BRYAN C. BRISTER and MARY P. BRISTER, as TRUSTEES of the MARY P. BRISTER LIVING TRUST dated MAY 20, 2003, hereinafter referred to as the GRANTORS, and LARRY BROADWAY and wife, BESS BROADWAY, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, BRYAN C. BRISTER and MARY P. BRISTER, as TRUSTEES of the BRYAN C. BRISTER LIVING TRUST DATED MAY 20, 2003, and BRYAN C. BRISTER and MARY P. BRISTER, as TRUSTEES of the MARY P. BRISTER LIVING TRUST dated MAY 20, 2003, the GRANTORS do hereby and by these presents sell, convey, and warrant unto LARRY BROADWAY and wife, BESS BROADWAY, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lots 11 and 12, Meadowlake Estates Subdivision in Section 28, Township 3, Range 7, DeSoto County, Mississippi, as shown by the plat recorded in plat Book 15, Page 18-21 in the office of the Chancery Clerk of DeSoto County, Mississippi.

and:

A legal description of a 3.00 acre (130,844 square feet), more or less, tract of land being located in the northeast and the northwest quarter of the northwest quarter of Section 28, Township 3 South, Range 7 West, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the northwest corner of said Section, said corner being a 36" oak tree; thence south 35 degrees 43 minutes 18 seconds east 1207.38 feet to a point on the centerline of Jay Bird Road, said point being the true point of beginning for the herein described tract; thence north 89 degrees 56 minutes 24 seconds east along the south line of Meadow Lakes Subdivision 550.98 feet (fence rail found 40.00' from centerline) to a 1" pipe set; thence south 18 degrees 21 minutes 27 seconds east 245.03 feet to a 1" pipe set on the south line of a 10 acre tract of land as described in Warranty Deed as recorded in Book 267 Page 264 in the Chancery Clerk's Office of DeSoto County; thence south 89 degrees 56 minutes 18 seconds west along said south line 562.04 feet to a point on the centerline of Jay Bird Road (iron pipe found 40.47' from centerline); thence northwestwardly along said centerline along a curve to the right with a radius of 567.47 feet for a distance of 146.37 feet to a point; thence north 11 degrees 24 minutes 50 seconds west 96.35 feet to the true point of beginning containing 3.00 acres (130,844 square feet), more or less, of land being subject to all codes, regulations and restrictions, rights of way, and easements of record and lying entirely within the property described in Warranty Deed as recorded in Book 267, Page 264 in the Chancery Clerk's Office of DeSoto County, being also subject to a 25 feet wide ingress egress easement along the entire north line of the above described tract as shown hereon.

The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; to any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey and/or physical inspection of the properties would reveal; and to all restrictive covenants, building restrictions and easements of record including but not limited

to those as found with the recorded plat of Meadowlake Estates Subdivision at Plat Book 15 Pages 18-21 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2004 shall be prorated as of the date of this deed and taxes and assessments for the year 2005 shall be the sole responsibility of the GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 22nd day of July, 2004.

*BRYAN C. BRISTER LIVING TRUST dated
MAY 20, 2003*


BRYAN C. BRISTER, TRUSTEE


MARY P. BRISTER, TRUSTEE

*MARY P. BRISTER LIVING TRUST
dated MAY 20, 2003*


BRYAN C. BRISTER, TRUSTEE


MARY P. BRISTER, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

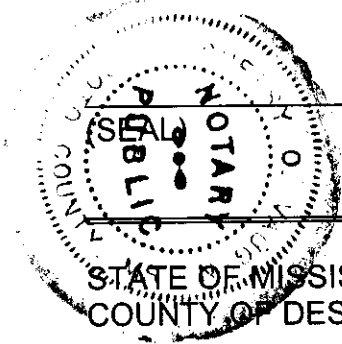
Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of July, 2004, within my jurisdiction, the within named BRYAN C. BRISTER, who acknowledged that he is a Trustee of the Bryan C. Brister Living Trust dated May 20, 2003 and a Trustee of the Mary P. Brister Living Trust dated May 20, 2003 and that in said representative capacities he executed the above and foregoing instrument, after first having been duly authorized so to do.

Sherry D. Vaughn

NOTARY PUBLIC

My Commission Expires: _____

Notary Public State of Mississippi At Large
My Commission Expires: September 10, 2004
Bonded Thru Heiden, Brooks & Garland, Inc.



STATE OF MISSISSIPPI
COUNTY OF DESOTO

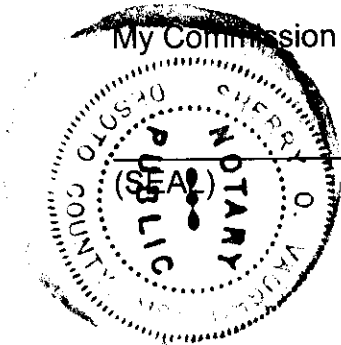
Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of July, 2004, within my jurisdiction, the within named MARY P. BRISTER, who acknowledged that he is a Trustee of the Bryan C. Brister Living Trust dated May 20, 2003 and a Trustee of the Mary P. Brister Living Trust dated May 20, 2003 and that in said representative capacities she executed the above and foregoing instrument, after first having been duly authorized so to do.

Sherry D. Vaughn

NOTARY PUBLIC

My Commission Expires: _____

Notary Public State of Mississippi At Large
My Commission Expires: September 10, 2004
Bonded Thru Heiden, Brooks & Garland, Inc.



GRANTORS' ADDRESS:

4270 Jaybird Road
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

2890 Jaybird Road
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

040091

Prepared by:
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